

Design Review Board



Minutes

**February 10, 2015
Council Chambers – Lower Level
57 East 1st Street
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Eric Paul – Chair
Brian Sandstrom – Vice Chair
Greg Lambright
Taylor Candland
Nicole Posten-Thompson
Tracy Roedel
Sean Banda

Board Members Absent:

Staff Present:

John Wesley
Tom Ellsworth
Lisa Davis
Wahid Alam
Mike Gildenstern

Others Present:

Dane Astle
Andrew Klages

Eric Paul, welcomed everyone to the Work Session at 4:30 p.m.

- A. **Discuss and Provide Direction Regarding Design Review cases:**

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Item A.1. DR15-006 Crismon Gateway

1847 South Crismon Road (3.84± acres) (District 6). Review of a proposed retail business center. Greg Lambright, Dane Astle, Architekton Inc., applicant; Ridgeview Investments LLC, owner. (PLN2015-00004)

Staff Planner: Lisa Davis

Discussion:

Staff member, Lisa Davis, presented the case to the Board.

Boardmember Lambright Recused Himself

Chairperson Paul:

- Confirmed with the architect that the gaps between buildings were for future potential drive-thrus, and were 16' wide
- Had applicant clarify that when future office space demand arrives, it will determine the size of the planned office. Also clarified that the parking calculation is at 1 space to 275 sq. ft. for retail, 1 space to 375 sq. ft. for the office, and parking accommodations providing a little extra for restaurant uses
- Expressed concern with circulation on site, safety and security within alleys
- Described the project as functional, clean, and easily-maintained

Boardmember Sandstrom:

- Confirmed with staff member Davis that the green screens on the building would be southern facing, to ensure proper sun exposure for plant growth
- Asked applicant about weathered metal panels and if the rust will be transferred away from the sidewalk into a rock bed instead of being allowed to stain the sidewalk
- Clarified with the applicant that metal panels would be allowed to rust naturally, and not treated with simulated rust; but a rust promoter may be considered
- Clarified with the applicant that the patterning in the large grey area is a standing metal seem with staggered patterns with some gaps in it, to allow for a back-lit treatment
- Confirmed that the roofline is 15'-16', with the block height at 20' on the main parapet. The hvac units will be below parapet line, for screening purposes
- Suggested 20' distance between buildings on alley, to provide enough drive-thru clearance
- Liked the play on height throughout building configuration, and the materials

Boardmember Candland:

- Proposed a covered drive-thru on the north end of building A
- Liked the project

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Boardmember Posten-Thompson:

- Concerned with the drive-thrus intersecting pedestrian pathways. Staffmember Davis explained that a Site Plan Modification through P&Z is required for the project and is scheduled for March 25, 2015. In order to address this concern the applicant has proposed landscape planters and a jog in the pedestrian pathway to act as breaks between pedestrian and vehicular components of the site
- The applicant explained that the proposed walkway would extend out 10' forward from the building, with the curbing more mountable and plaza-like. A 6" incline ramp at the drive-thru, like a traffic table, - will raise the vehicle and alert the driver that they are in a more pedestrian-oriented zone
- Clarified with the applicant that the visibility triangle would be expanded by roughly 10'
- Asked the applicant if there will be sufficient lighting. The applicant responded that in the drive thru areas and on the back of the building there is an 8" tube steel band. This band is used for not only an exterior design element, but a green screen attachment, a place to disguise the scupper, and a pathway for conduit junction boxes to hang lighting in the drive thru areas and on the rear of the building as needed. The drive thru areas will be well lit with a light fixture hanging every 12 ft. or so on each side so that there are no concerns about scary alley ways etc.
- Concerned where menu boards would be placed, felt that the site plan provided sub-standard drive-thrus and would not meet zoning requirements for stacking distances. To the menu board or drive thru window.
- Concerned that the alleys may be dangerous, and wouldn't feel comfortable walking through as a mom with kids

Boardmember Banda:

- Reconfirmed width of 16' alley
- Proposed putting ballards on alleys, to create an indoor-outdoor space for events and not just a drive through
- Proposed facing windows inward towards the "drive-thru" spaces, for visibility and security
- Liked how alleys break up building instead of just one large modular unit
- Liked the entry features, felt that they drive focal point to middle, and are visually-interesting

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Item A.2. DR15-007 Paloma Community Church

3215 South Sossaman Road (22.61± acres) (District 6). Review of a proposed community church. Paloma Community Church applicant/owner. (PLN2015-00001)

Staff Planner: Tom Ellsworth

Discussion:

Staff member Tom Ellsworth presented the case to the Board.

Boardmember Lambright:

- Proposed using a banded-seam, corrugated, galvanized roof to pull in color to reflect the sky, and reduce the scale of a larger building. Lighter color will also save a lot in cooling costs
- Suggested using ochre color on building
- Suggested overhanging the roof

Chairperson Paul:

- Proposed using exposed structures to create a flying-buttress type effect like churches in Europe

Boardmember Sandstrom:

- Was impressed with use of pre-fab, but said that it could be dressed up like Family Dollar at Country Club at 6th Street
- Wanted more color to make the building pop
- Wanted recessed windows to create shadows for more visual interest
- Said that orientation was nice for larger windows, suggesting east and west windows to be more narrow, larger windows to be on north and south side
- Wanted lighting on building
- Proposed knee braces between columns, or roll like arches to enhance the building

Boardmember Posten-Thompson:

- Proposed adding some other color stucco, wainscoting, larger windows
- Wanted more color to make the building pop
- Didn't like columns holding up patio, encased in stucco, because you don't see exposed rigid frame
- Said that if the applicant were to lighten up the roof, they might want to richen up the color of the building using grey or tan
- Wanted windows and/or color blocking on western elevation
- Confirmed new landscaping was to be planted around building
- Proposed overhangs

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Boardmember Banda:

- Concerned that the use of yellow/cream color would come off mustard-like because of the size of the building when viewed in full sun
- Wanted more color to make the building pop
- Liked the direction of the building, wanted some color, some roofing treatments, some window changes, wanted applicant to focus on western elevation because of its street exposure

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Item A.3. DR15-008 Parkwood Ranch Marketplace

1137 South Crismon Road (1.18± acres) (District 6). Review of a proposed retail shopping center. Cawley Architects, Inc. applicant; PROS Investments LLC, owner. (PLN2015-00003)

Staff Planner: Wahid Alam

Discussion:

Staff member Wahid Alam presented the case to the Board.

Chairperson Paul:

- Reasoned that since it's a small building, it already has division, and it doesn't need another plane in rear
- Proposed canopy on right hand side, or a foil, or screen wall to screen dumpsters
- Liked building proportions and landscaping
- Confirmed that the planned canopy protrudes out 4'-6'
- Suggested using roof flair to define the third nondescript suite

Chairperson Banda:

- Suggested pushing plane back on rear so middle plane creates shadow line
- Confirmed that conventional lighting would be used (wall packs)
- Commented that the third suite needs to be defined better through a plane and/or elevation change

Boardmember Sandstrom:

- Concerned about the refuse enclosure walls at window-height, exposing the tenant to a view of the dumpster. Architect rebutted that the enclosure is at 6', but if walls were raised, then natural light coming into the window would be blocked
- Concerned about stucco transitions, suggested a reveal between stucco, a little decoration would make separation/distinction a more clear. Possibly wainscoting?

Boardmember Posten-Thompson:

- Proposed that on the far-east tenant space on the south elevation, should have a little undulation to define an entry way. Felt that the building was too flat, and it needed variation
- Suggested that the cranberry red color be used to highlight the entry

Boardmember Lambright:

- Architect said block is to be painted to match existing structures, suggested that block be left unpainted
- Suggested that better entry features are used for the other tenants sharing the plaza with the 24 Hour Clinic

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Item A.4. **DR15-009 CMC Steel Fabricators**

11444 East Germann Road (240± acres) (District 6). Review of a proposed site expansion. Andrew J. Klages, applicant; Commercial Metals Company, owner. (PLN2015-00041)

Staff Planner: Tom Ellsworth

Discussion:

Staff member Tom Ellsworth presented the case to the Board.

Vice Chair Sandstrom:

- Colors are dark, but contrast looks nice
- Felt that the lighting treatment would play up the color contrast

Boardmember Lambright:

- Proposed down-lighting from the overhang to wash the wall in light, and possibly placing the corporate logo on the wall
- Liked the dark colored fascia on the long, low end of the building
- Confirmed that the metal paneling would be accented with **snout block sp?**
- Confirmed that the roof would be a standing seam metal roof, with wainscoting to the stained split-face block stone work
- Suggested exposing the structure instead of hiding it behind a skin, i.e. exposing diagonal cross-bracing
- Architect confirmed that the design brings the columns outside of the building lines, but they are wrapped to work better proportionally with the mass of the main structure

Chairperson Paul:

- Proposed using lighter fascia in contrast to the dark to break up long, low mass of building
- Confirmed that the elevated portion of the building is going to be used to accommodate meetings and conferences

Boardmember Posten-Thompson:

- Confirmed that CMC rebar is going to be used to make awnings, and CMC rebar and slag are going to be used to make gabion walls
- Confirmed with the architect that the building would be lit by trapezoidal Lithonia wall sconces to match the rest of the buildings on site
- Confirmed that the trellis is going to be made with rebar manufactured by CMC
- Liked the dark colored fascia on the long, low end of the building

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B. Call to Order

On a motion by Boardmember Candland, seconded by Boardmember Lambright, the Board unanimously approved the January 13th, 2015 minutes.

C. Discuss and take action on the following Design Review cases:

Item A.4. **DR14-039 Salad and Go**

245 South Power Road (District 5). Review of the proposed drive-thru restaurant with outdoor seating. Determine if the multiple colored bands proposed on the building provide commercial identification which constitute a sign or serve as architectural embellishment to the building. Sake H. Reindersma, SRA 360, applicant; Tony Christofellis, And Go Concepts, owner. (PLN2014-00587)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance to the March 10, 2015 Meeting

Board Decision: Continued to the March 10, 2015 Meeting (Vote: 7-0)

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D. Other Business
 None.

E. Adjournment
 The Work Session concluded at 5:35 p.m.

Respectfully submitted,

Mike Gildenstern
Planning Assistant

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